

When recorded return to:

Levi T. Nicholl and Katie J. Nicholl
819 Evans Drive
Sedro-Woolley, WA 98284

GNW 22-16851

STATUTORY WARRANTY DEED

THE GRANTOR(S) Reba J. Sines, as her separate estate, 920 Maple Lane, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Levi T. Nicholl and Katie J. Nicholl, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property I:
Lot 38 & Ptn. Lots 36-37, CASCADE PARK ADDITION

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P76358

Dated: 10-05-2022
Reba J. Sines
Reba J. Sines

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224082
Oct 05 2022
Amount Paid \$7205.00
Skagit County Treasurer
By Lena Thompson Deputy

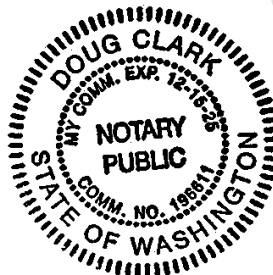
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5th day of October, 2022 by Reba J. Sines.

Douglas Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 819 Evans Drive, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P76358

Property Description:

PARCEL A:

Lot 38, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 56, records of Skagit County, Washington.

PARCEL B:

That portion of Lot 37, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 56, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 37 of said Cascade Park Addition; thence West along the South line thereof, 2.37 feet; thence North 52°09'30" West, 1.26 feet; thence North 03°21'02" East, 40.88 feet; thence South 86°38'58" East, 1.94 feet to the East line of said Lot 37; thence South along the East line of said Lot 37, 41.62 feet to the point of beginning.

PARCEL C:

That portion of Lot 36, "CASCADE PARK ADDITION", as per plat recorded in Volume 7 of Plats, page 56, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 37, of said Cascade Park Addition; thence Southeasterly along the Northeasterly line of Lot 36, of said addition, 15.28 feet; thence North 52°09'30" West, 17.17 feet to a point on the South line of said Lot 37, which is 2.37 feet West of the Southeast corner of said Lot 37; thence East along the South line of said Lot 37, 2.37 feet to the point of beginning.

EXHIBIT B

22-16851-KH

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)